



# OLD SMITHY

LANGFORD, LECHLADE, GL7 3LN

**PENNY &  
SINCLAIR**



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**A charming Cotswold stone cottage with a south facing courtyard in the heart of this sought-after village.**

Sought-after village location • Cotswold stone property • Kitchen •  
Sitting room with French doors • Solid Oak floor • Double bedroom •  
Bathroom with white suite • South facing courtyard garden • Off  
street parking

Filkins 1 mile / Lechlade 4 miles / Burford 7 miles / Witney 11  
miles / Kingham (Railway Station for London-Paddington) 15 miles  
/ Cirencester 16 miles / Swindon 16 miles / Oxford 24 miles /  
Cheltenham 28 miles (All distances are approximate)

Believed to date back to the 18th century the Old Smithy can  
be found a few minutes' walk from the newly opened and  
highly acclaimed Bell Inn. The Old Smithy was converted  
around 1990 into a charming 1 bedroom cottage with a pretty  
south facing courtyard garden.

Through a wooden gate to the rear, the partly glazed entrance  
door opens directly onto the kitchen with windows to the front  
and back. Fitted within the original chimney breast with a  
large oak mantle above is the Zanussi electric hob with built-in  
electric oven beneath. The charming cottage-style kitchen is  
fitted with cream coloured units and a stainless steel sink with  
a window above overlooking the courtyard garden to the rear.  
There is space for a free standing washing machine,  
dishwasher and fridge/freezer.

A glazed door leads into the sitting room with solid oak  
flooring and with French doors opening out to the south facing  
courtyard garden. Two further wide-cilled windows look to the  
side and front of the property. There is a chimney breast with a  
stone hearth, currently fitted with an electric stove. From the  
kitchen, curved stone stairs with a wooden handrail lead up to  
the light and airy first floor landing. To the left is the bathroom  
with painted wooden floorboards and with a white bathroom  
suite with shower over the bath. A cupboard houses the water  
cylinder.





The bedroom with good ceiling height and wooden floorboards has a window to the side with a deep cill and a large velux window to the rear providing plenty of light.

The pretty and private south facing courtyard garden has a raised stone wall and is well stocked with shrubs and planting.

#### **SITUATION**

Close to the Gloucestershire/Oxfordshire border, Langford is a highly sought-after and quintessentially pretty rural village with a mix of mainly period stone cottages and houses. Situated away from any main roads, it has a range of amenities including the newly opened and highly acclaimed Bell Inn; the local St Christopher's Primary School; the Church of St. Matthew's and a community village hall. The local towns of Lechlade and Burford (about 3 miles and 6 miles respectively) provide a good range of everyday shops and services. Other towns of Bampton, Fairford, Cirencester and Faringdon are easily accessible whilst the A40 provides good links to the larger centres of Cheltenham and Oxford which provide more extensive shopping and cultural facilities.

#### **DIRECTIONS (GL7 3LN)**

From Burford take the A361 towards Lechlade. After about 5 miles, turn left onto B4477 towards Filkins and Broughton Poggs. In approximately 350 yards, turn right and continue on the B4477 then take a right towards Langford/Faringdon. Continue for around 1 mile where you will enter Langford. The cottage will be on your right hand side with our For Sale board. There is off street gravelled parking for one car to the right hand side of the property or plenty of street parking.

#### **SERVICES**

Mains electricity, mains water and septic tank.

#### **LOCAL AUTHORITY**

West Oxfordshire District Council - Council Tax Band: C.

#### **TENURE & POSSESSION**

The property is freehold and offers vacant possession on completion.

#### **FIXTURES & FITTINGS**

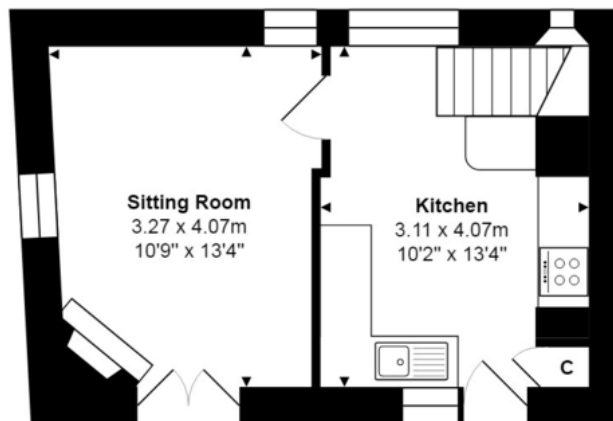
Certain items may be available by separate negotiation with Penny & Sinclair.

#### **VIEWING ARRANGEMENTS**

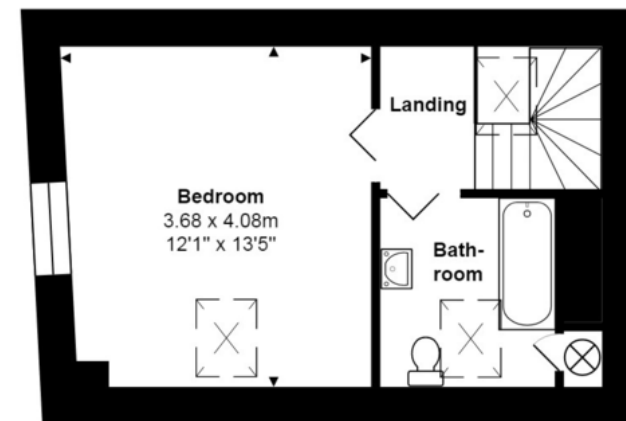
Strictly by appointment with Penny & Sinclair - 01993 220555







Ground Floor



First Floor



Approx. Gross Internal Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

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